

UNAPPROVED MINUTES
PLANNING COMMISSION

November 14, 2012

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, at 7:00 p.m., on November 14, 2012, there being present the following members of said Commission, to wit: Vicki G. Daulton, Jimmy W. Robertson, Bruce N. Thomasson, and Samuel R. Carter, III (Terrance D. Murphy– absent); with Vicki G. Daulton, Vice Chair, presiding; together with James E. Taliaferro, II, Assistant City Manager and Executive Secretary, ex officio member of said Commission; Melinda J. Payne, Director of Planning and Development; William L. Simpson, Jr., Assistant City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSION MEMBER THOMASSON, SECONDED BY COMMISSION MEMBER CARTER, AND DULY CARRIED, the minutes of the regular meeting held on October 10, 2012, were approved as written – the roll call vote: all present - aye.

In re: Request of Angela Crouch and Joanna Henley, property owners, for the issuance of a Special Exception Permit to allow a hair salon on the property located at 9 Elm Street (Tax Map #123-3-7)

The Executive Secretary reported that this date and time had been set to hold a public hearing to consider the request of Angela Crouch and Joanna Henley, property owners, for the issuance of a Special Exception Permit to allow a hair salon on the property located at 9 Elm Street (Tax Map #123-3-7); and

WHEREAS, the Executive Secretary further reported that notice of such hearing had been published in the November 1 and 8, 2012, issues of The Roanoke Times, and adjoining property owners were notified by letter mailed November 2, 2012; and

WHEREAS, staff noted the following: the subject property consists of one parcel, located along the west side of Elm Street, just south of the intersection with West Main Street; the parcel is approximately 106 feet deep and 50 feet wide; it is currently occupied by a single

story residential dwelling; in accordance with Sec. 106-400(A), the conversion of any single family residence to a more intensive use requires a site plan; such a plan meeting city requirements must be submitted and approved prior to occupancy; and depending on the additions/modifications the applicants are planning to the structure, the city may waive this requirement; and

WHEREAS, Angela Crouch of 9 Elm Street and Joanna Henley, mother of Angela Crouch, of 1209 Boulevard, property owners, appeared before the Commission Board in support of the Special Exception Permit request; Ms. Crouch noted that she currently has a salon at Spartan Square, and the house at 9 Elm Street; she would like to move the salon into her house and use it solely for the salon; she further noted that she had met with the Building Inspector to see if there was anything she needed to do to the structure, and he told her that they would need to install a handicap ramp; they are not planning any changes to the interior of the structure other than a free-standing sink in the kitchen; she wants to keep the house as is now so that it could still be used as a house, if she decides to sell it at some point in the future; and

WHEREAS, Commission Member Thomasson asked if there would be another stylist besides herself, and Ms. Crouch noted that she would be the sole stylist; she stated that she had a partner, but they have split company; and

WHEREAS, Commission Member Carter stated that if she planned to erect a sign, she would need to know the sign regulations before she does; Ms. Crouch noted that she has thought about a sign, and she would check into what was allowed before she proceeded to put one up; and

WHEREAS, Commission Member Robertson asked if she had enough parking spaces for the business; Ms. Crouch noted that she has a driveway, and basically she can only take two clients at one time; so, there is room for someone to park behind her in the driveway and another car can park on the street; Mrs. Henley noted that there is a lot of street parking; in addition, they spoke to someone at Vistar Eye Center, and they said that if she needs additional parking, they can park in their lot as long as it was not all day; Mrs. Henley noted that her daughter's hours are usually later in the day; Ms. Crouch noted that she is busier in the late afternoon and evening, generally from 3:00 to 8:00 pm, and usually no one is parked on the street during those hours; and

WHEREAS, Vice Chair Daulton asked if they had spoken with their neighbors about the business, and they indicated they were not aware of any concerns by the neighbors; Mrs. Henley noted that there is a stained glass business right beside their property; Ms. Crouch noted the property is mostly surrounded by business except for one residence next door; and

WHEREAS, no other person(s) appeared related to said request; and

ON MOTION MADE BY COMMISSION MEMBER ROBERTSON, SECONDED BY COMMISSION MEMBER THOMASSON, AND DULY CARRIED, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of Angela Crouch and Joanna Henley, property owners, for the issuance of a Special Exception Permit to allow a hair salon on the property located at 9 Elm Street (Tax Map #123-3-7) be approved – the roll call vote: all present – aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:07 p.m.

Executive Secretary

Vice Chair